



# TOWN OF LOS GATOS



CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

## HOUSING PROGRAMS

The Town of Los Gatos has a commitment to and takes an active role in developing low/moderate income housing in our community. There are multiple affordable housing units scattered throughout the Town. The developments listed on this sheet were made possible through Town programs and/or Town funding. For further information, please call the housing provider/program directly. Or, contact the Town's Community Services Department at (408) 354-6820.

### RENTAL

#### Los Gatos Oaks Apartments

517 Blossom Hill Road

Two Below Market Price rental units. For more information, call (408) 358-2900 or 858-3609

#### Los Gatos Fourplex

221 - 227 Nicholson Avenue

Owned by Mid-Peninsula Housing Coalition. This fourplex consists of one-bedroom apartments for low and moderate income seniors. For further information, call (408) 379-6119

#### 95 Fairview Plaza

This fourplex consists of one studio, two one-bedroom, and one two-bedroom apartments. For further information, call American Management Services West-Pinnacle at (408) 346-4897.

#### Los Gatos Creek Apartments

31 Miles Avenue

Managed by American Management Services West-Pinnacle. This new building includes 12 studio units. For more information, call (408) 346-4897.

#### Senior Housing Solutions

Innovative "home sharing" concept in low income senior housing with ongoing social work support services. For more information, call (408) 416-0271. [www.srhousingsolutions.org](http://www.srhousingsolutions.org)

#### Open Doors Multi-Family Development

634 West Parr Avenue

Open Doors contains 64 units ranging from two to four bedroom units. An on-site child care center with subsidized rates is available for tenants. Eligible households must have an annual income less than 60 percent of the County's median. For more information, call the manager at (408) 379-6119.

#### Villa Vasona

626 West Parr Avenue

One hundred seven units for seniors and handicapped. Vacancies filled from facility's waiting list. For further information, call the manager at (408) 370-9410.

## **PURCHASE**

### **Below Market Price Housing Program**

The Town of Los Gatos requires that a percentage of all units in a construction project be sold below market price. For further information on the Below Market Price program, please call the Housing Authority of the County of Santa Clara, at (408) 361-4643. [www.hacsc.org](http://www.hacsc.org)

### **Mortgage Credit Certificate Program**

Through the County of Santa Clara, the Town participates in the Mortgage Credit Certificate Program, which reduces mortgage payments by providing a tax credit on federal personal income tax. For further information about the program, please call the Santa Clara County MCC Program, at (408) 441-4260. [www.mccprogram.com](http://www.mccprogram.com)

### **First-time Homebuyer Loan Program**

First-time homebuyers may receive a no-interest loan of \$6,500 from the Housing Trust of Santa Clara County, to be used for closing costs and related homebuying expenses. For more information about this program, please call the Housing Trust of Santa Clara County, at (408) 436-3450. [www.housingtrustfund.org](http://www.housingtrustfund.org)

## **HOUSING CONSERVATION PROGRAM**

This program offers low interest loans for home repairs to income-eligible Los Gatos residents. For more information, please call the Santa Clara County Office of Affordable Housing, at (408) 441-4323. [www.sccgov.org/portal/site/oah](http://www.sccgov.org/portal/site/oah)

## **RENTAL DISPUTE RESOLUTION PROGRAM**

The Town contracts with Project Sentinel to administer the Los Gatos Tenant/Landlord Conflict Resolution Service, as required by the Town's Rental Dispute Mediation and Arbitration Ordinance. The Service provides conciliation, mediation, and arbitration services for tenants and landlords when conflicts arise regarding rent, housing services, or proposed evictions. For information, please call Project Sentinel, at (408) 402-0307. [www.housing.org](http://www.housing.org)

## **OTHER**

The Terraces of Los Gatos, 800 Blossom Hill Road, is a Licensed Residential Care Facility for the Elderly and a Continuing Care Retirement Community regulated by the State of California. Twenty-nine housing units and services are provided at reduced rates to eligible senior citizens as part of the Terraces program. For more information, call (408) 356-1006. [www.theterracesoflosgatos.com](http://www.theterracesoflosgatos.com)

Subsidized rental housing (Section 8 Certificates) information is available from the Housing Authority of the County of Santa Clara, at (408) 275-8770. [www.hacsc.org](http://www.hacsc.org)

## **HELPFUL WEBSITES**

Town of Los Gatos: [www.losgatosca.gov](http://www.losgatosca.gov)

Housing Authority of the County of Santa Clara: [www.hacsc.org](http://www.hacsc.org)

Housing Trust of Santa Clara County: [www.housingtrustfund.org](http://www.housingtrustfund.org)

Project Sentinel: [www.housing.org](http://www.housing.org)

Santa Clara County Mortgage Credit Certificate Program: [www.mccprogram.com](http://www.mccprogram.com)